

AROSA, OLDLANDS AVENUE, BALCOMBE**SUPPLEMENTARY PLANNING STATEMENT**

DM/26/1070 - 25th June 2026

Further to our telephone conversation with planning officer Andrew Horrell on 23rd June, please find outlined below supplementary supporting information in response to the planning consultation feedback from the conservation officer received on 19th June 2026.

1) Use of uPVC Windows

The proposed uPVC windows have been specified as The Residence Collection R9 product as noted within the application forms. This product is designed with traditional buildings in mind, uses traditional flush casement profiles, and has been used in a number of conservation scenarios and heritage buildings across the country including Sussex. I am aware of a project in Lindfield conservation area (which carries an article 4 directive) where these windows were permitted in 2021 (DM/21/2420).

Furthermore, many of the neighbouring properties on Oldlands Avenue and throughout the Balcombe conservation area have uPVC windows of varying quality as identified in the photos within the appendix below.

Our intention is to specify and install a quality product based on achieving a 'heritage' appearance, whilst achieving excellent thermal properties and product lifespan. The reduced ongoing maintenance will ensure positive contribution to the conservation area for many years.

From the roadside (and even close up) these windows successfully replicate a traditional window appearance suitable for the conservation area. A sample of the window profile is illustrated below. I also attach the 'R9 product brochure' and 'solutions for conservation areas & listed buildings brochure' for reference.



Fig 1.1 Image of Residence R9 flush casement with central glazing bar

2) Use of uPVC Rainwater Goods

The majority of properties in the locality on Oldlands Avenue and within the conservation area have black uPVC rainwater goods. Please refer to photos A.1-A.4 in the Appendix.

The existing building currently has white uPVC square profile gutters and downpipes. Our proposal will be for black gutters and downpipes, which will be a marked improvement on the existing appearance and in keeping with the surrounding properties within the conservation area.

3) Solar Panels

Although the solar panel product has not yet been finalised, our intention is that the solar panels will be integrated into the new roof structure, enabling them to be slightly recessed rather than appearing as a retrofit solution. Find below an example of Marley solar tile product, although please condition this if necessary.



Fig 3.1 Image of Marley Solar tile recessed installation

4) Increase of hardstanding area to the front

The increase of hardstanding area to the front is to facilitate a workable and improved solution to parking on the site for what will be a larger dwelling. The current layout is not ideal and reliant on tandem parking. A property of this scale will need to provide sufficient on plot parking for current and future needs. The applicants have teenage children who will likely require their own cars in the future given the rural location.

Whilst we acknowledge there will be an area of reduced lawn, we have tried to offset this with proposed new native hedging to the front boundary which will provide biodiversity improvements, and also provides some screening and 'greening' of the conservation area views along Oldlands Avenue. See image below.



Fig 4.1 View along Oldlands Avenue. Fence to be removed and replaced with native hedging

5) Retaining existing garage and additional workshop

As noted by the conservation officer, our approach from pre-application stage has changed in that our clients are intending to retain the garage as existing. The building is structurally sound.

The proposed workshop is a modest 3.2m depth extension positioned directly to the rear of this existing structure. (dashed red in the markup below). Given that this is situated directly to the rear of the existing garage, it will not be visible from the front of the property and will be constructed from matching materials. An existing shed of similar size situated along the east boundary will be removed to facilitate this.

For reference, Winterfield, the 2nd property to the east has a similar but larger flat roofed garage arrangement. Therefore, a modest addition to the rear of Arosa's existing garage would not be out of scale or character in the local setting.

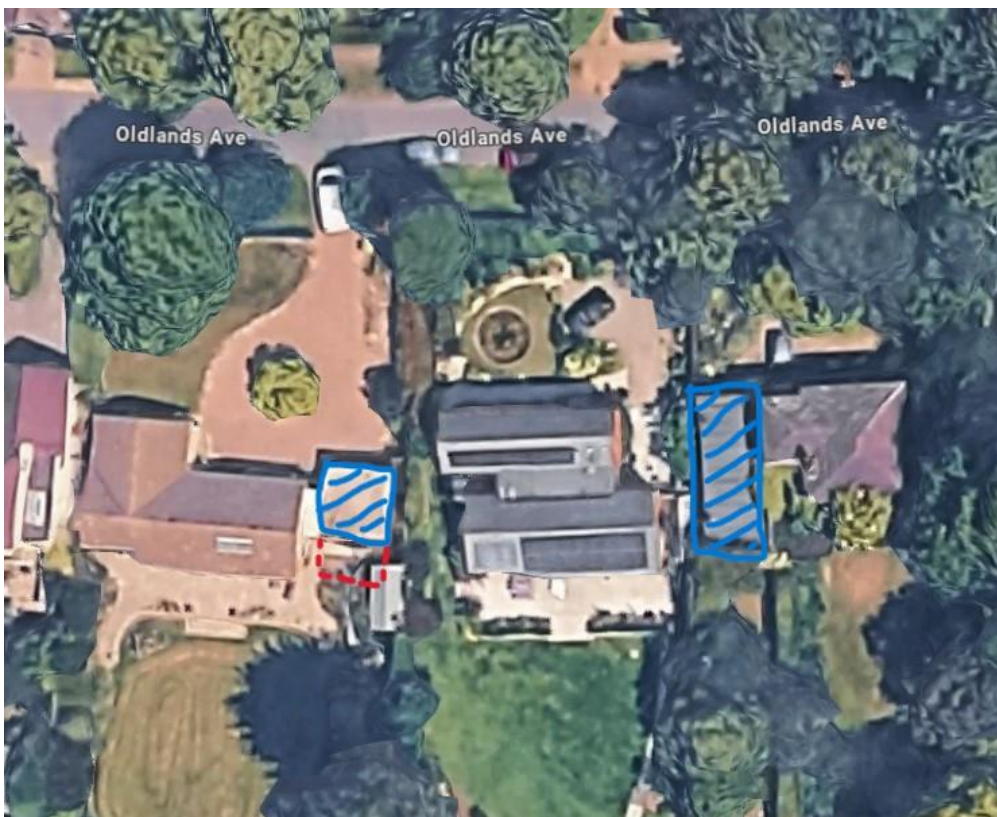


Fig 5.1 Aerial mapping mark-up

It is also notable that retaining the existing low-lying garage would retain views through the site and beyond to the wider landscape and High Weald National Landscape (see images below) which is noted as a positive characteristic of the Balcombe conservation area and a planning consideration identified in feedback from our earlier pre-application.

“The following features, in particular, contribute to the character of the Conservation Area...

- the attractive views of rolling countryside”*

ref: Conservation Areas in Mid Sussex, Mid Sussex District Council- August 2018

A selection of images (Fig 5.2-5.4) below illustrate this consideration.



Fig 5.2 Existing Streetview

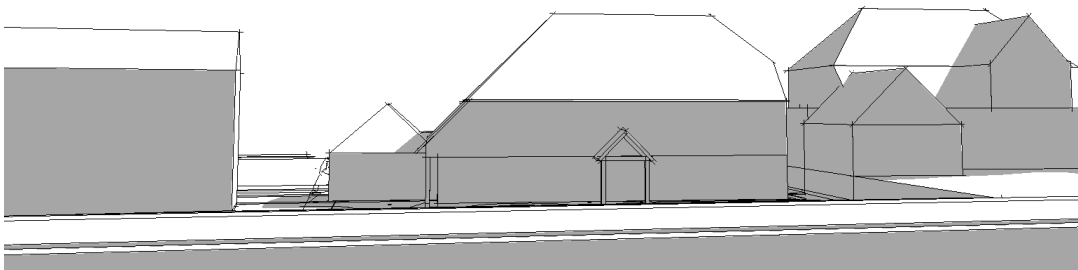


Fig 5.3 3d image of pre-application proposal



Fig 5.4 3d image of planning application proposal

Conclusion

We trust the further commentary on the items outlined above are useful in your consideration of the proposals towards a positive planning decision . Should you have any queries in the meantime please do not hesitate to contact us.

APPENDIX

Sample photos of neighbouring properties on Oldlands Avenue illustrating use of uPVC withing Balcombe conservation area.



Fig A.1 View of Oldland (neighbouring property)



Fig A.2 View of Pippins



Fig A.3 View of Cobbles



Fig A.4 View of Tall Timbers